

The Department of Community Planning & Development
City Hall, Lynchburg, VA 24504 **434-455-3900**

To: Planning Commission

From: Planning Division

Date: December 22, 2004

**Re: PRIVATE STREET NAMINGS REQUEST – WEXFORD TOWNHOMES,
762 LEESVILLE ROAD**

I. PETITIONER

Wexford Homeowners Association, In care of Ms. Joan Tice, President, 762 Leesville Road, #603, Lynchburg, VA 24502

Representative: Ms. Joan Tice, 762 Leesville Road, #603, Lynchburg, VA 24502

II. LOCATION

The subject property is located at 762 Leesville Road.

Property Owners: Wexford Ltd. Town Homes Homeowners Association, Inc., 1658 Graves Mill Road, Lynchburg, VA 24502

III. PURPOSE

The purpose of the petition is to name three private driveways off Leesville Road “Wexford Place,” “Wexview Lane” and “Barrington Way.” The petitioner requests the namings in order to provide a more efficient response to emergency 911 system calls.

IV. SUMMARY

- Petition does not agree with Section 35.105 of the Lynchburg City Code in that the petitioned streets are of sufficient significance to warrant naming.
- The subject driveways are part of the parking lot cross aisles. Naming these driveways would set a precedent for future requests to name parking lots that are not appropriate or intended to be named.
- It is recommended that the town house units be identified with a numbering system displayed on each end unit or on signs at the corners of the units.

The Planning Division recommends denial of the private street namings request.

V. FINDINGS OF FACT

1. **Background.** The Wexford Homeowners Association has requested the City’s assistance in receiving full service from the emergency E-911 system. There are currently 84 individual homeowners listed under the common address of 762 Leesville Road. The individually numbered homes are dispersed over several acres and are arranged along three distinct unnamed driveways. The Homeowners Association claims that as a result of the situation, they have experienced delays of vehicles attempting to respond to “E-911” calls. The E-911 service providers tend to get lost once they depart Leesville Road. In addition to the delays in emergency vehicle responses, they have received complaints from the “E-911” drivers concerning their difficulties in locating the emergency target.

There are existing paved driveways that serve the Wexford Town Homes. The Homeowners Association is responsible for maintaining the driveways.

There are three other lots located on the left side of the driveway into the Wexford Town Homes complex that would be affected by an address change. Two of the lots--766 and 768 Leesville Road--have improvements, and the other one is currently vacant.

2. **Zoning.** The subject property was rezoned to R-4, (Conditional) Medium High Density, Multi-Family Residential District on July 14, 1981. Under the conditions of this rezoning, the first of four sections of the Wexford Town Homes complex was built in 1996.
3. **Waivers.** No variances or waivers will be needed for the private street namings request.
4. **Use of Property.** The existing use of the property is an 84-unit town home complex.
5. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the request and had the following comments of significance to the consideration of the requested private street namings:

- **Lynchburg Emergency Communications Center (911 Center)**

Barry Martin, of the E-911 Center, asked to “please convey the concerns of the Lynchburg Emergency Communications Center (911 Center) regarding the difficulty in locating a specific town house in the complex at 762 Leesville Road known as the Wexford Town Homes. Residents have complained that emergency equipment (operators) most always have a problem locating the town home they are responding to. This is due largely to the fact that some eighty town homes in this complex have only one postal address (762 Leesville Rd), and the individual home numbers are not assigned in a logical manner. Naming the private drives in the Wexford Town Homes complex would help responding units to locate their destination faster and more efficiently. If there was a progressive numbering that is identified on each building, this should help alleviate the problem for finding a specific town house.”

- **Lynchburg Post Office Customer Services Manager**

Thomas Duncan, the Post Office Customer Services Manager, said “I met with the President of the Homeowners Association several months ago here in my office. I do not think these private streets need to be named and numbered. I gave the gentleman several other options, and I thought this would be end to the request. The Postal Service is not in favor of naming these private streets. His main concern was E-911 getting to the right address quickly. I suggested and continue to believe that they need to properly number the existing addresses inside this complex and show on signs what is where. This should solve their concerns, and we will not have all of these address changes for no reason. It is not a large community and with proper numbering this should not be a concern for any emergency response vehicle.”

- **Zoning Official**

Arthur Tolley, Zoning Official, provided that the existing driveways are part of the cross aisle widths for the parking spaces and cannot actually be considered streets or driveways. He said there are private streets in other planned unit developments that are named; however, they were constructed according to street regulations and are not part of parking lots.

- **Fire Department**

Michael Thomas, Deputy Fire Marshal, stated that the Fire Department was concerned about the numbering of the town houses.

6. Proposed Street Names. The Emergency Communications Administrator, the Traffic Engineer, the Fire Marshal and the Lynchburg Post Office Customer Services Manager found that the proposed names of “Wexford Place,” “Wexview Lane” and “Barrington Way” do not conflict or duplicate any existing street names.

- Section 35.105 of the Lynchburg City Code states that “...all streets dedicated or private...may be assigned a name provided that a name assignment has been requested by the property owners on said street, and provided further that the Planning Commission deems the petitioned street of significant significance to warrant naming.”
- Section 35.111 of the Lynchburg City Code states that “proposed street names will be reviewed by the City Technical Review Committee, Planning Commission, and City Council, with the final decision resting with Council.”

VI. PLANNING DIVISION RECOMMENDED MOTION

Based on the proceeding findings of fact, the Planning Commission recommends to City Council denial of the petition to name three private driveways “Wexford Place,” “Wexview Lane” and “Barrington Way” in the Wexford Town Homes complex at 762 Leesville Road.

This matter is respectfully offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. Bruce A. McNabb, Director of Public Works
Mr. R. Douglas Dejarnette, Fire Marshal
Mr. J. Lee Newland, Director of Engineering
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Arthur L. Tolley, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Ms. Joan Tice, President, Wexford Homeowners Association

VII. ATTACHMENTS

- 1. Private Street Names for the Wexford Town Homes Association complex at 762 Leesville Road**
(see attached map by Community Planning & Development)